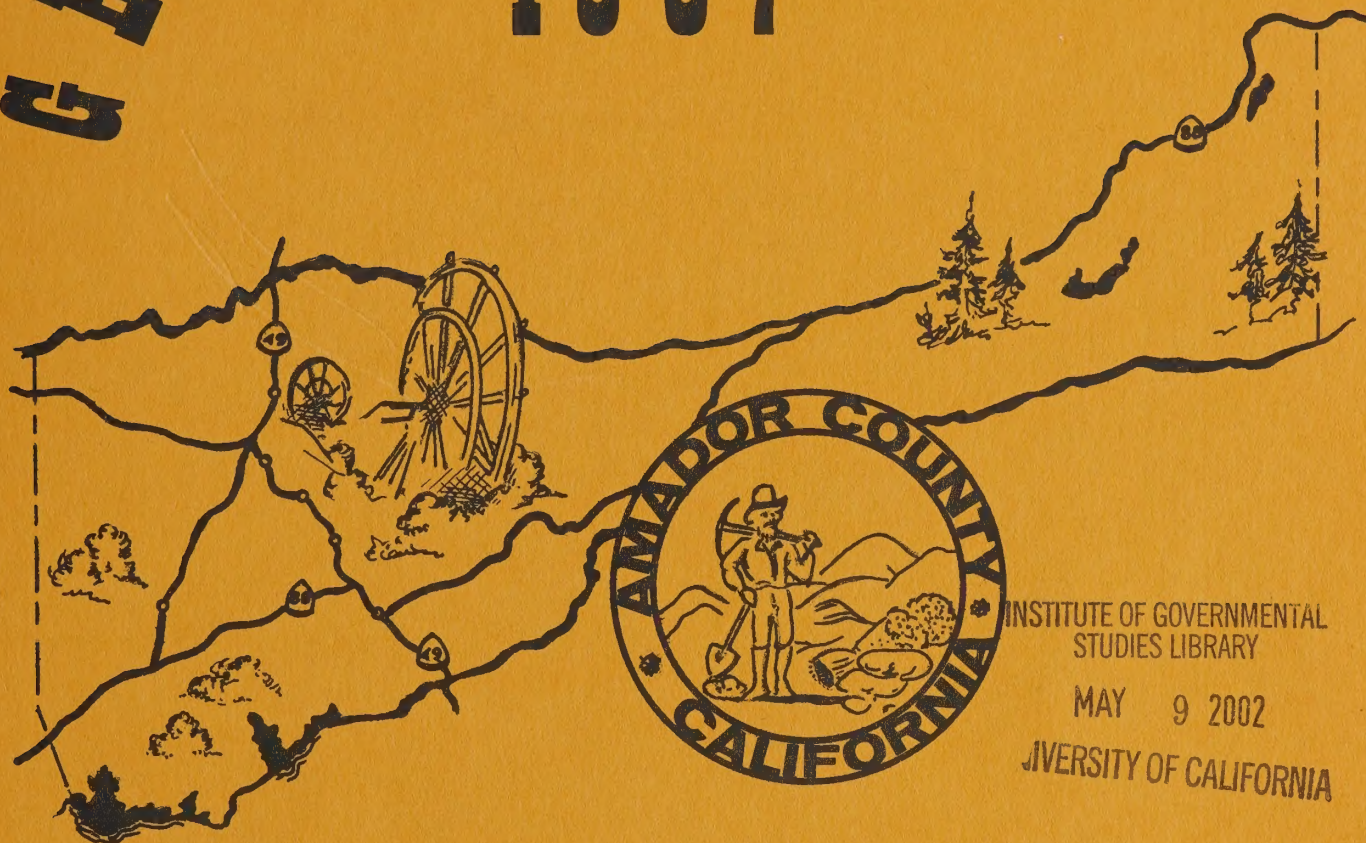


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COUNTY OF AMADOR

GENERAL PLAN

FINAL REPORT

NOVEMBER 1967

AMADOR COUNTY PLANNING COMMISSION

PLANNING ASSOCIATES OF SAN FRANCISCO

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BACKGROUND

By the time the County Seat was established in Jackson on July 22, 1854, the people of Amador County had already changed the face of their land in ways which were destined to effect the pattern of development for generations to come. Timber cutting and burning had opened up thousands of acres of grazing land upon which cattle graze today, although the grassy vale of Volcano was made by the Indians before the white man came. The construction of flumes and ditches had transported logs, carried fresh water to homes, mines and farms and caused a great many bankruptcies and much strife. Some of those ditches remain, and comprise the principal water supply for large settlements in the County. The greatest efforts of man in changing his environment were focused on the gold fields. For nearly 75 years, the people of Amador County hacked and dug and panned its soil until mile-deep shafts and thousands of acres of tailings and workings gave perpetual testimony to the richest, bawdiest, most frenzied and romantic era in California's History.

Since the gold mines closed, during World War II, the County's people have been supported largely by timber, cattle, mineral extraction and supporting service activities.

Today the County is on the threshold of new growth, and is beginning to feel the effects of the California boom as harassed city dwellers look to the life-giving greenery of its hills and mountains and come to enjoy the nostalgia of its fabled past.

Naturally, as always in times of change, there are differences of opinion among its people as to how to deal with change. Some of them, still living in the venerable past, take the view that change should be resisted, and if nothing is done, then perhaps it will go away. Others see in the experience of other Counties, lessons to benefit Amador County. They feel that change is inevitable and therefore the County must make the most of it.

Most people of the County will apparently support promotional and advisory planning, but not regulative planning. This General Plan Report points the way toward optimum development of the County and then leaves it up to each part of the County to choose the degree of follow-up desires to undertake.



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REVIEW OF 1961 GENERAL PLAN

Since the publication of the 1961 General Plan, there have come about two major changes in Amador County.

Firstly, as a result of a questionnaire, it has become evident that there is a new attitude prevailing throughout Amador County. This attitude endorses that the people of Amador are desirous of supporting and participating in advisory development planning. The official results of this questionnaire are shown below.

"Amador County Planning Questionnaire - 1967"

CITIZENS OF AMADOR COUNTY -

The Board of Supervisors and Planning Commission have decided to develop a long-range, comprehensive General Plan for County growth and conservation, and to hold public hearings on such a Plan prior to its adoption.

This questionnaire is a means of getting public opinion so that the planners can incorporate the policies of the people of the County into the new General Plan (which will utilize the findings and analysis of the 1960 General Plan on which hearings have not been held). It is necessary to find out what you feelings are with regard to such questions as:

- WHAT WILL AMADOR COUNTY BE LIKE 25 YEARS FROM NOW?
- WHAT ARE THE PROBLEMS THAT MUST BE SOLVED IN GETTING THERE?
- WHAT SHOULD BE DONE NOW TO IMPROVE OUR WAY OF LIVING, AND
MAKE THE MOST OF THE COUNTY'S NATURAL RESOURCES?

To do its job, the Planners of the County Planning Commission need YOUR help.

Please take the time to complete the following questionnaire and return it to the Department of Plans & Inspections, 38 Summit Street, Jackson. Your help in this simple task will produce much valuable information, at a cost to you of only a few minutes of your time. It is the only way to find out what you want. Help the County - answer these few questions:

1. The thing I like best about Amador County at the present time is (check several - indicate 1st, 2nd, 3rd, etc., choices):

Comments	Totals
Good Climate	158
Independent people	27
Job opportunities	11
Family and friends	47
Short commute	14
Good hunting and fishing	47
Best all-around living	108
Low taxes	76
Good roads	13
Plenty of timber	13
No smog	70
Good soil	7
Small town atmosphere	89
Lots of mountain scenery	76
More space than people	73
I don't like the County	2
Other (specify) _____	_____
_____	_____
_____	_____

2. As to the number of people who will be living in the County in 1990 (there are now about 12,500), I hope we have:

No more	29
As many as we can get	31
Just an average growth rate	198
A decreasing population	2
Other (specify) _____	11
_____	_____
_____	_____

3. As to the County's NATURAL RESOURCES, I think that the most important in the future will be: (Check three in order of importance, 1st, 2nd, etc.,):

Agricultural soils	50
Minerals	67
Water	181
Timber	119
Wildlife	71
Scenery and recreation	186
Ski slopes	59
Other (specify) _____	_____
_____	_____
_____	_____

4. The most needed DEVELOPMENTS to be built in the next 25 years are (Check three in order of importance):

Airport	34	Court House	26
Library	10	Swimming pools	38
New schools	55	Irrigation systems	10
Dams	114	Motels	33
Camp grounds	44	College	22
Factories	60	Parks	2
Sewers	60	Golf Course	10
Recreation facilities	105	Auditorium	7
Houses	28	Shops	32
Job corps camps	3	Health clinics	15
Parkways	6	Subdivisions	1
Clubs & Institutions	0	Other (specify)	
Fair & exhibits	2		

5. NEW POPULATION SETTLEMENTS should be (Check one):

Spread out over the countryside	82
Grouped into new towns	30
Added to existing cities	86
Allowed to develop anywhere	50
Don't know	6
Other (specify) _____	_____

6. My business or occupation would be aided the most by development of (check one):

Irrigation	23
New Industry	84
New schools	15
Recreation facilities	67
Better Highways	37
Don't know	10
Other (specify) _____	_____

7. The remaining WATER RIGHTS in Amador County should be developed for (check one):

Domestic use	132
Export and sale	10
Power generation	19
Recreation	27
Irrigation	32
All of these	79

Don't know	8
Other (specify) _____	4

8. The duty of the Planning Commission is to:

Zone farm land to reduce taxes	30
Make a development plan to guide County growth	128
Review subdivision maps for design improvements and location	36
Issue trailer permits	22
Advise the Board of Supervisors	40
Lay out new County roads	16
Raise development standards and quality	30
All of these	60
None of these	5
Don't know	8
Other (specify) _____	

9. BILLBOARDS along the highways should be:

Encouraged	12
Restricted	117
Prohibited	48
Reduced in size	13
Confined to commercial areas only	57
Unrestricted	11
Don't know	4
Other _____	

10. TRAILERS should be:

Allowed anywhere	36
Restricted to trailer parks or camp grounds	176
Prohibited anywhere	1
Allowed inside town sites only	3
Allowed outside town sites only	20
Allowed alongside scenic highways	1
Don't know	4
Other (specify) _____	

11. The County's PRIME FARMLAND and COMMERCIAL TIMBER areas should be:

Subdivided	8
Zoned exclusively for agriculture and assessed at low value	92

Unrestricted in anyway	39
Sold to the Federal Government	4
Preserved	90
Don't know	21
Other (specify) _____	_____

The results of the foregoing questionnaire clearly indicates that the people of Amador County now believe that:

1. The County should have a plan to guide future growth and development.
2. That there should be a normal growth rate (about 100% increase in 20 years) rather than the relative stagnation of the recent past, or a push for new industrial boom.
3. The most important resources to be preserved, husbanded and carefully utilized are scenery, recreation, water, and timber - in that order.
4. The most needed developments for the next 20 years are dams, recreation facilities, factories and sewers, - in that order.
5. Population growth should occur; and farm-sized parcels throughout the County; the expansion of existing towns and the development of completely self-sufficient new communities.
6. Billboards (advertising out-of-County products) should be restricted in size and number and prohibited along scenic highways.
7. Trailers should be restricted to trailer parks or camp grounds, or on sites specifically zoned for the purpose after public hearings.
8. The County's prime farm and timber land should be preserved through zoning, and maintained with low tax assessments.
9. The duty of the Planning Commission is to make a development plan to guide county growth, and advise the Board of Supervisors.

Secondly, the difficulties and problems which have filled the public interest--the matter of water supply and agricultural production--have resulted in two studies being completed.

The Amador County Water Agency prepared a report indicating the possible developments of the natural water resources. This report was published in March 1967.

An excellent and comprehensive study was completed by the United States Department of Agriculture and Soil Conservation Service with California Agricultural Experiment Station titled "SOIL SURVEY". This voluminous report was issued in September 1965.

Both these documents indicated a quickening of interest toward an optimum development of the natural resources of the County.

AMADOR COUNTY WATER NEEDS

To summarize briefly the conclusions drawn by the Amador County Water Agency, the following developments were suggested:

1. Encourage the Bureau of Reclamation to retain water reservations in Amador County areas.
2. Encourage the Bureau to consider including participating units, such as Irish Hill, Ione, Sutter Creek, as part of the basic project, objective being to complete Aukumn and Pi-Pi project before Nashville.
3. Encourage and assist both new and existing local domestic developments.
4. Cost investigation towards full allocation of the Amador Canal and the augmentation of the supply by means of the Clinton Dam.
5. Feasibility of making use of the Arroyo Ditch Company rights and facilities for firm domestic supply to the Plymouth-Willow Springs area.
6. Feasibility studies of small irrigation projects under PL-984 interest free loans for the Ione and Sutter Creek Projects.
7. Consultation with ground water geologists for investigations into domestic water systems in certain areas of the County.
8. Encourage the construction of the Consumnes River Division, Central Valley Project at the earliest possible time, incorporating Aukumn, Pi-Pi, Nashville, Irish Hill Dams and Reservoirs, and related distribution facilities.

This plan provides the following for Amador County's needs by 1972, at an approximate cost of \$34 million:

1. A total of 193,000 acre feet of firm annual water yield.
2. An average annual generation of 74.3 million kilowatt hours of power.
3. Approximately 100 miles of conduits and canals.

Reviewing the water requirements for the 1961 General Plan, there are few changes. The long range goal minimum was set at 100,000 acre feet. The Amador County Water Agency Plan recommendations would take care of the foreseeable future.

POPULATION

Past experience indicates that Amador County will not gain much in population during the next few years. However, there are other indications of a breaking away from past experience. The Sacramento boom has already started to effect the County by placing several large industries within commuting distance. Also, the long-range view of recreation growth looks very promising for Amador County. In the past several years, a number of new industries, any one of which could cause large population growth, have considered sites in Amador County; among these is the California Youth Authority, a projectile plan (near Ione), a glass plant, a cement plant, and a branch of Aerojet Electric.

The second home movement, and an increasing number of retired people in California, will undoubtedly effect the County.

In recent months there have been many signs of impending development, including new subdivisions of land and extensive buying and selling of land. This movement has occurred mainly in the regions of the 3000 foot contour level and has already placed population weight, with its consequent demand for basic services, in this less developed area of the County.

In 1920 the County had .23% of California's population. This proportion has steadily declined until today the County is .06% of the State's population. With the impact of new growth forces now in evidence, by 1990 the County would have 22,000 of the State's 37,650,000 people.

El Dorado County, only a few years ahead of Amador County in its phase of development, increased by 13,000 people in the past 10 years with only 446 square miles of private land outside the National Forest, compared to Amador County's 527 square miles. The bulk of this growth in El Dorado took place because of Lake Tahoe recreation, which will be equally available to Amador when Highway #88 becomes a year 'round highway in 1970, and the Ione to Central House road becomes a freeway intercepting mountain-bound Southerners at Stockton (#88 and #99).

Another indication of a break with the past is the fact that Amador County is no longer typical of rural areas generally in California. These areas grew only 4.8% between 1950 and 1960 while Amador County grew 9.2% in the same period. Amador County's population increase does not differ from the predicted pattern indicated in the General Plan of 1961.

EMPLOYMENT

Another way to estimate future population is to evaluate the prospect for employment. An industry-by-industry survey and evaluation has indicated the past, present and future employment by categories as follows:

	<u>Actual</u>	<u>Est.</u>	<u>Projected</u>
	<u>1960</u>	<u>1965</u>	<u>1990</u>
Manufacturing & Mining	820	925	1400
Retail Trade(except recreation)	470	475	500
Farmers & Foresters	360	375	450
Recreation	45	150	1100
Service Trades & Professions	140	225	650
Commuters(jobs outside County)	250	350	850
Construction	75	150	200
Utilities & Transportation	200	180	400
Wholesale	45	60	135
Government	1005	1050	1300
Other	200	250	500
TOTAL	<u>3610</u>	<u>4190</u>	<u>7485</u>
Percent of population	37%	36%	34%
Population	9,900	11,600	22,000

In consideration of all indications of future population, it seems reasonable to project a total of 20,000 to 25,000 people for the County by 1990. This is the population upon which the General Plan is based. If a sudden spurt of economic activity were to bring the population up to the planned level before that time, then having the Plan would see the County better prepared. Suitable adjustment can then be made to carry the County forward in an orderly way to the next higher level of population, and so on.

The most optimistic economic opportunity listed above is Recreation. A projected increase of over 1,000 jobs, one of the largest activities in the County, requires further elaboration.

The El Dorado National Forest had 900,000 visitor days of recreational use in 1949, and 3,264,000 in 1957. A straight line projection of these figures would put the total over 12,000,000 by 1990. A more conservative estimate has been made by the Forest Service, and modified to reflect Amador County (inside the Forest) alone. It indicates the following levels of recreation in the County portion of the Forest, in terms of visitor days (one man, one visit, one day):

1958	356,750
1960	482,150*
1966	683,400
1976	1,358,300
1990	2,762,400
2000	3,765,400(interpolation)

(*)including 150,000 sightseers, based on summer traffic on Hwy. #88, east of Pioneer.

The Chamber of Commerce has estimated that, in 1958, there were 500,000 visitor days in the whole County, or 150,000 outside the National Forest. This would seem to be low in view of the fact that Daffodil Hill had 30,000 visitors - Pardee had 12,000, and there were 100,000 sightseers on Hiway #49, as indicated by traffic volumes. There are known to be other recreation attractions including extensive private hunting, fishing and camping, as well as 800 part-time dwellings (see Land Use Survey Preliminary Report) outside the National Forest. These dwellings alone could conservatively support 50,000 user-days of recreation. Since there were 16,000 hunter-days in the Forest in the 1960 season (with a larger refuge or restricted area), there must have been at least 10,000 hunters in the rest of the County. Fishing-days might have exceeded 20,000. A closer estimate might be 600,000 user-days in 1958. Moving this ratio of in-Forest to out-Forest recreation forward to 1990, based on the Forest Service estimate for that year, there would be 2,762,400 user-days of recreation within the Forest and 1,919,600 in the rest of the County, for a grand total of 4,682,000 user-days. However, this estimate should be adjusted to reflect the fact that Camanche Reservoir is now complete, and Nashville Reservoir will be built in the lower County regions, the former having ten times the area of Silver Lake. This will make the ratio shift toward heavier use of the lower elevations, and, if the Forest Service estimate can be taken as a constant, then there might be 5,444,200 user-days of recreation in the whole County by 1990.

1990 Recreation User-Days*

<u>Facility or Use</u>	<u>Forest</u>	<u>Rest of County</u>
Campgrounds	440,000	59,800
Picnic Sites	23,000	23,900
Winter Sports	11,000	-----
Organization Camps	190,000	59,800
Hotels or Resorts	66,000	120,000
Recreation Residences	240,000	240,000
Wilderness Area (Summit City Canyon)	1,200	-----
*Sightseers & Other Users	845,000	240,000
Boating	25,000	(see below)
Swimming	5,200	12,000
Hunting	95,000	48,000
Fishing	205,000	24,000
Riding & Hiking	30,000	18,000
Other Forest Areas	545,000	-----
Camanche	-----	1,197,000
Nashville	-----	478,000
Pardee	-----	59,800
Other Recreation	41,000	101,500
TOTAL	2,762,400	2,681,800
GRAND TOTAL		5,444,200

(*)Including non-residents traveling through

Amador County's responsibility to provide recreational facilities outside the Forest is fairly well measured by over 200,000 user-days represented by camping, picnicking, riding, and hiking, "other recreation" and a portion of the Camanche and Nashville development. Strictly as a business proposition, the County would be justified in investing \$2,000,000 for these facilities, or \$10.00 per user-day, since this amount of money would be returned to the County many fold. But \$2,000,000 would be difficult to earmark for recreation, so consideration should be given to the following methods of providing these facilities:

1. The County might form a Recreation District or Authority, either singly or in concert with other jurisdictions, and borrow revenue bonds against the credit of the County and future income from facilities.

2. The County might grant tax concessions to private individuals who would undertake to develop such facilities as indicated by the General Plan or approved by the Planning Commission.

(*)Based on Calif.Recreation Plan and adjusted by Planning Assoc.

3. The County might form, sponsor or endorse an organization whose purpose it would be to develop recreational revenues out of the 250,000 acres of undeveloped private timber, brush or grass lands in the County. Such revenues could be shared with the property owners after reasonable deductions for policing and maintenance, and any surplus revenues, stock sales or other funds could be used to develop facilities. Revenues can be derived from the beginning, without investment because the Forest Service reports that one-half of all its recreation use takes place on raw land.

4. The County could loan a portion of its \$2,000,000 water fund to be applied to water-oriented recreation facilities, the revenues from which after debt repayment, could then be re-invested in camping, picnic and dry-land facilities.

5. The County's share of the State Recreation Development funds is \$75,000. This can be matched by additional \$75,000 from Federal sources. The County should immediately undertake a Recreation Plan to secure these funds, and make an objective decision as to their best use.

Returning to the question of employment in recreation, recent studies have shown that one user-day of recreation implies an expenditure in the recreation areas of from \$2. to \$9.00 depending upon the distances from metropolitan centers, income levels of user, type of facilities and other factors. A very conservative estimate of the unit value of Amador County's future recreation load would be \$3 per day per capita. This would produce approximately \$16,500,000 annually. Assuming that 1/3 of this amount would go to pay wages, and assuming an average annual wage of \$5,000 this amount of recreation activity would support approximately 1100 jobs.

DESCRIPTION OF GENERAL PLAN

The proposed General Plan is illustrated on the map made a part hereof. It provides for adequate land area for all the new commercial, industrial, residential and other land uses required by the people who will be living, working or playing in Amador County between now and 1990.

BRUSHLAND. The large off-white area covering most of the County is the underdeveloped grazing, timber and brush reserve or land bank from which future generations may draw the land required for their activities. In the interim, it should continue to be used for cattle, grazing, hunting or other forms of recreation, timber growing and other forms of agriculture, and low density residential development such as ranchettes, summer cabins, farms, ranches and small holdings. In order to keep taxes at a low level so as to continue these extensive activities, it is imperative to minimize the subdivision or suburbanization of these lands. A zoning ordinance has been recommended by the Planning Commission to be used by those people who desire to protect their lands against the effects of premature subdivision and taxation. The area represented by cross-hatch represents an area suggested for containing subdivisions in order to integrate new growth with the existing city areas, as against the scattered suburbanization of the entire County.

PRIME AGRICULTURE AREAS. The next largest category of land use is the 10,000 acres of the County's best soils in the Jackson and Ione Valleys and the Shenandoah. The Plan proposes to set these areas aside to be preserved and used exclusively for agriculture purposes and their ancillary residential uses. Exclusive agricultural zoning is available upon request of the owners.

HIGHWAYS. The Highway net-work is proposed to remain substantially as it is today, since most of the County's roads and highways could carry ten times their present volume of traffic, and in the words of a former Road Commissioner, "there is already a road in the County in every place a road can be built." The only significant road improvements required in the next 20 years are:

1. Convert portions of Highways #49 and #88 into scenic highways or parkways so as to preserve their pleasant aspects as the County develops. (This has already been accomplished in the National Forest and 6 miles down from

the Forest, but the present plans of the State Highway Department to make a Freeway of Highway #49 from Central House to Martell, cutting through portions of historic Amador City and Sutter Creek, are seen as unnecessary, undesirable and contrary to the policies established two years ago by the Board of Supervisors and the Planning Commission when they declared Highway #49 a "Scenic Highway".) The Plan shows an alignment for Parkways or Scenic Routes by-passing Plymouth, Amador City, Sutter Creek and Pine Grove, but requiring only minor alterations to the present roadway where the old and new routes are the same, such as 3 lanes uphill for passing trucks, and straightening and re-aligning dangerous curves and grades. Cyclone-fencing such highways is considered offensive, inappropriate to Amador County, and damaging to commercial property in such areas as Martell, where it is extremely difficult for the passing motorist to find access to places of business. Cattle can be kept from the highway by fencing the back line of frontage properties. There is no need to fence the road shoulders when screen planting and access drives would serve as well and preserve the natural beauty. Further, the Highway Department's estimate of the 1985 daily traffic on the 49 Freeway (5,500 vehicles) is only one-tenth the capacity of a full freeway.

2. Make an improved arterial of the road from the end of the Sacramento Freeway (Tre. 16) at Central House, up into the mountains, bypassing Fiddletown so as to provide access without disturbing its historical scale and character. This new and improved highway will serve to speed the Sacramento tourist to his recreational destination, favoring the Carson Pass route over others, for some people, and increasing the tourist income for the County. This improved road would also make their markets more accessible for the products of mine, farm and forest from the whole northern half of the County.

3. Improve the road from Volcano north, to the new arterial so vacationists electing to take the fast and scenic route to the mountains from Sacramento may easily enjoy the attractions of Volcano, thus further increasing the attractiveness of Amador County to tourists, and providing a comfortable "loop" drive out of Stockton and Sacramento, up the major east-west highways, across the County at a scenic elevation, and back again to the Valley.

4. Construct a new parkway around the shores of the Camanche Reservoir, now occupying the southwest corner of the County, and continue such parkway up the Mokolumne gorge to Scenic Highway 88.

5. If California elects to proceed with a Freeway from Los Angeles to Redding, it should pass through the Pardee area, skirt to the east of Ione and connect with Highway 104.

The most important recreation areas are those having scenery, accessibility, climate and water. In the Summer, these can be found in the National Forest, but during the remainder of the year, the most promising sites are those indicated on the General Plan: Camanche shoreline; Nashville shoreline; the Vale of Volcano; an area of the Mokolumne south of Jackson, and various proposed reservoirs, such as at River Pines. Some of the tributaries of the Mokolumne such as Tiger Creek, Antelope or Panther Creeks, and the important unspoiled historical sites, such as Amador City, Volcano or Fiddletown are also important recreation spots, though on a smaller scale. Throughout the County there are other areas of great beauty which have recreational potential. This is indicated by black dots on the map, with dark green for proposed parks. The cost/benefit ratio of such parks should be spelled out by a Recreation Plan in the near future.

There should also be areas near town set aside for the use and enjoyment of residents, especially the children. Along Highways #49 and #88, especially at Drytown, Amador City, ~~Pioneer Grove~~ and Inspiration Point, there should be roadside rests for the traveling public, some with picnic and camp grounds. This will go far, at small expense, to make Amador County more attractive to tourists. Money for such roadside and safety rests already is available through the Division of Highways and Federal Agencies.

Industrial land ample to meet the needs of the County for many years, is located near the Winton Lumber plant, in the triangle formed by Highway #88, Highway #49 and the Ridge Road. This area is in the population center of the County, served by rail, power, bottled gas, and water. The County should give serious consideration to speeding up much needed industrial development, by building and leasing a small pilot plant in this area. According to engineering estimates, the cost of developing on this rocky sub-grade is more than offset by the other advantages of the site.

Other industrial operations are likely to occur in relation to the Ione clay deposits, the China Gulch and Buena Vista sand deposits, and the Volcano limestone deposits. In the latter case, there is a serious conflict with recreational potential which can only be resolved by careful design and planning.

Another industrial prospect will arise after the development of Nashville water along Freeway 16, out of Sacramento. Some industrial operations are likely to be attracted by cheap land, low taxes, rail service, flat terrain, slightly cooler climate and recreation Winterland. Unfortunately, some of these conditions will also be attractive to developers of "bedroom" communities,

and the County would be well advised to take measures to insure that industrial or other tax base is committed before extensive housing is permitted, and thereafter, to gear the extension of housing to keep pace with employment in order to achieve or maintain a balanced community. For the present, the best use of this area is to continue cattle grazing and stock breeding, and discourage premature subdivision, which would force the foreclosure of these traditional uses.

Carbondale also provides a promising industrial park site. Only six to eight more acres of commercial retail land use are required to serve the needs of a County population of 20,000. This, in addition to many acres of highway frontage development for motels, gas stations and institutional uses, and additional acres to be required to serve visitors. The places for retail commercial development are already established, being the centers of existing cities, and the Sutter Hill-Martell area, which is the best located road intersection for regional services-type of commercial expansion.

Other new, limited purpose retail commercial areas in the County (outside cities) would be Dew Drop, Camanche and Central House. The Dew Drop area represents a logical service center for the relatively large growth expected in the mountain areas. It lies at the intersection of Highway #16 extended, Highway #88 and Omo Ranch Road. This represents the largest concentration of road traffic in the upper County. New ski areas could also be serviced out of Dew Drop, which is only 12 miles from Peddler Hill, but has a milder climate.

Central House will some day be the intersection of Highway #49, Freeway #16 and the unnumbered Freeway proposed from Placerville to Stockton. It would seem to represent an ideal location for a north-County Service Center, including motels, gasoline and restaurant facilities, even though it is without population at the present time. Heavy commercial activities such as distributors, warehousing and auto repair shops, are best located at Martell, or in established areas within the cities.

Additional commercial expansion is likely to take place in the Pine Grove area where 3 new real estate offices have been opened in the past two years. Pine Grove is expected to be the second largest un-incorporated settlement for many years. Paradise, in Butte County (unincorporated) is similarly situated, and already has more than 10,000 people. This points up the need for Counties to be prepared to provide urban services, contrary to their tradition role and thinking, including planning, zoning, public safety and utilities. Some of the largest towns in California have grown up and been fixed in form, pattern and standards under County administrations. Many serious problems could have been avoided by a little

forethought, prior to incorporation.

The Plan shows the area that will grow commercial grade timber, and which will be protected against other land use encroachments which could impair timber production.

The remaining portions of the County are proposed for residential settlement or "community areas" as indicated on the Plan. These areas already house the greatest proportion of the County residents (62%), and will continue to do so in future years. They are particularly in need of conscious efforts to provide their populations with the "community" facilities and services needed to foster high standards of living, and to have protection from incompatible uses of land tending to depreciate property values, and create conditions leading to eventual blight and decline.

Three of the four or five new schools required in the County during the next generation, are proposed to be located in the Sutter Hill-Jackson area, as close as possible to the center of the neighborhoods or communities which they will serve. This not only reduces the expensive requirement of bus service, but reduces the tragic loss of life recorded wherever children must cross traffic arteries to get to school. Other facilities appropriate to the Sutter Hill area include:

Churches	Fair and Exhibits
Bowling Alley	Museum and Art Gallery
Junior College	Information Center
Office Buildings	Medical-Dental Clinic
Clubs & Institutions	Hobby & Handicraft Center
Motels	Utility Stations
Restaurants	Heliport
Auditorium	Employment Center
Playfield	

AMADOR COUNTY DEVELOPMENT POLICY STATEMENT

1. THE COUNTY ADOPTS AND WILL MAINTAIN THIS LONG-TERM COMPREHENSIVE GENERAL PLAN TO GUIDE FUTURE GROWTH AND DEVELOPMENT.
2. THE CITIZENS OF AMADOR COUNTY, TOGETHER WITH PUBLIC OFFICIALS, SHOULD ACTIVELY PARTICIPATE IN PREPARING OR REVIEWING ALL NEW DEVELOPMENT PROPOSALS, PLANS AND PROGRAMS.
3. THE QUALITY AND LIVABILITY OF EXISTING RESIDENTIAL AREAS WILL BE MAINTAINED AND PROTECTED. ALL FUTURE DEVELOPMENT IN GENERAL WILL BE CONSTRUCTED TO HIGH QUALITY DEVELOPMENT STANDARDS.
4. FUTURE RESIDENTIAL DEVELOPMENT WILL BE ENCOURAGED TO TAKE PLACE IN THE FORM OF FARMS, RANCHES AND ESTATES THROUGHOUT THE COUNTY, OR THROUGH EXPANSION OF EXISTING TOWNS AND VILLAGES, OR THROUGH CAREFULLY DESIGNED, SELF-CONTAINED NEW TOWNS INCLUDING PROVISION FOR THE EMPLOYMENT AND COMMUNITY FACILITIES AND SERVICES NEEDED TO SUPPORT THEIR POPULATIONS.
5. THE PLANNING COMMISSION WILL CONTINUE TO STUDY METHODS OF PREVENTING THE LOSS OF FARM PRODUCTION BY PREMATURE SUBDIVISION AND UNECONOMIC TAXATION THROUGH THE APPLICATION OF ZONING, SCENIC EASEMENTS, TAX DIFFERENTIALS OR OTHER MEANS.
6. NEW INDUSTRIAL ACTIVITIES, OTHER THAN RESOURCE-ORIENTED (QUARRIES, ETC.) SHOULD BE ENCOURAGED TO LOCATE IN THE HIGHWAY #88, #49 AND RIDGE ROAD TRIANGLE OR NEAR CARBONDALE. INDUSTRIES SHOULD BE CAREFULLY PLACED WITH REGARD TO EFFLUENT DISCHARGE OR POLLUTION OR ANY NUISANCE FACTORS WHICH MAY HAVE A DETRIMENTAL EFFECT ON THE SURROUNDING ENVIRONMENT.
7. EVERY EFFORT WILL BE MADE BY THE COUNTY TO ENCOURAGE RECREATIONAL DEVELOPMENT, PRESERVE AND RESTORE HISTORICAL AREAS, AND PROMOTE, PROTECT AND GIVE ACCESS TO SCENIC AREAS OF SPECIAL IMPORTANCE.

8. COMPATIBILITY OF LAND USES: I. E., URBAN, RESIDENTIAL INDUSTRIAL, AGRICULTURAL AND RECREATIONAL, WILL BE FOSTERED AND ENCOURAGED. ALL FUTURE RESERVOIR SITES, PRIME FARMLAND OR COMMERCIAL GRADE TIMBER LAND, OR AREAS OF OUTSTANDING SCENIC OR RECREATIONAL SIGNIFICANCE SHALL BE PRESERVED AGAINST SUBDIVISION OR OTHER URBAN DEVELOPMENT, AND ZONED TO PRESERVE THEIR PRESENT USE AND VALUE
9. MORE EFFECTIVE MEANS OF IMPLEMENTING THIS GENERAL PLAN SUCH AS ZONING AND OTHER REGULATIONS, WILL BE MADE AVAILABLE TO THOSE PARTS OF THE COUNTY ON A VOLUNTARY BASIS, THAT REQUEST SUCH ASSISTANCE. FURTHER, THE PLANNING COMMISSION WILL CONTINUE TO HAVE THE RIGHT TO INITIATE APPROPRIATE IMPLEMENTING MEASURES WHENEVER, IN ITS JUDGEMENT, THE PUBLIC INTEREST DEMANDS IT.
10. AMONG THE MAIN DEVELOPMENTS REQUIRED TO REALIZE FULL UTILIZATION OF THE COUNTY'S RESOURCES AND DEVELOPMENT OPPORTUNITIES DURING THE NEXT 25 YEARS ARE:
 1. POPULATION GROWTH
 2. WATER RESOURCES
 3. ROADWAYS
 4. RECREATION FACILITIES
 5. BUSINESS AND INDUSTRY
 6. REFORESTATION
 7. HEALTH AND EDUCATION INSTITUTIONS
 8. HISTORIC PRESERVATION
 9. AGRICULTURE
11. POPULATION DENSITY PATTERNS SHOULD BE GUIDED BY CONSIDERATIONS OF TOPOGRAPHY, VEGETATIVE COVER, ACCESS TO TRANSPORTATION FACILITIES, AND OTHER FACTORS AS FOLLOWS:
 - a. THE HIGHEST POPULATION DENSITIES SHOULD OCCUR IN RELATIVELY LEVEL AREAS CLOSE TO CENTERS OF COMMERCE AND EMPLOYMENT WHERE COORDINATED AND EFFICIENT DEVELOPMENT IS POSSIBLE, AND WHERE TRANSPORTATION AND OTHER NECESSARY PUBLIC FACILITIES CAN READILY BE PROVIDED.
 - b. POPULATION DENSITY SHOULD DECREASE AS THE DISTANCE FROM COMMUNITY FACILITIES AND SERVICES INCREASE.
 - c. POPULATION DENSITY SHOULD DECREASE AS STEEPNESS OF TERRAIN INCREASE.
 - d. THE LOWEST DENSITIES AND LARGEST PARCELS SHOULD OCCUR IN AGRICULTURAL AREAS, ISOLATED AREAS, MOUNTAINOUS AREAS OR SCENIC AREAS.

12. THE COUNTY SHOULD PROCEED TO PLAN AND DEVELOP MULTI-PURPOSE WATER RESERVOIRS TO A MINIMUM OF 25,000 ACRE FEET OR ANNUAL YIELD, SO AS TO INCREASE RECREATIONAL ACTIVITY, MAKE PRODUCTIVE USE OF AN UNDERDEVELOPED RESOURCE, IRRIGATE AT LEAST 10,000 ACRES OF ADDITIONAL FARM LAND, AND PROVIDE A RESERVE OF DOMESTIC SUPPLY SUFFICIENT FOR THE ANTICIPATED GROWTH OF THE COUNTY. THIS WATER SYSTEM SHOULD BE PLANNED SO AS TO ACCORD WITH ULTIMATE DEVELOPMENT OF MORE THAN 100,000 ACRE FEET OF FIRM SUPPLY IN KEEPING WITH THE CALIFORNIA WATER PLAN, INCLUDING THE CONSUMNES RIVER AND OTHER PROJECTS, AND TO PROTECT THE COUNTY'S REMAINING WATER RIGHTS.
13. THE SYSTEM OF PARKWAYS AND SCENIC ROADS AND HIGHWAYS SHOWN ON THE GENERAL PLAN MAPS WILL RECEIVE SPECIAL PROTECTION AGAINST FUTURE INCOMPATIBLE DEVELOPMENT AND NO PROPOSED BILLBOARDS, TRAILERS, OPENCUT MINING OR CLEAR-CUT TIMBER OPERATIONS WITHIN SIGHT DISTANCE OF SUCH ROADS WILL RECEIVE COUNTY APPROVAL. THE LOCATING OF OVERHEAD UTILITY LINES WILL BE DISCOURAGED WHENEVER PRACTICABLE OR FEASIBLE. ALL ROUTES FOR UTILITY TRANSMISSION LINES SHOULD BE REVIEWED BY THE PLANNING COMMISSION.
14. THE PRINCIPAL NEW ROAD IMPROVEMENTS TO BE DEVELOPED IN THE NEXT TWENTY YEARS ARE AN OFFICIALLY DESIGNATED SCENIC HIGHWAY FROM DEW DROP TO CARSON PASS; AN IMPROVED COUNTY SCENIC ROAD FROM CENTRAL HOUSE TO DEW DROP (TO OPEN UP THE RECREATION AREAS TO AN EXPANDED FLOW OF RECREATIONISTS; HIGH SIERRA PARKWAY BETWEEN LAKE TAHOE AND YOSEMITE, CONNECTING ALL THE SIERRA PASS HIGHWAYS AND OPENING UP THE FULL RECREATION POTENTIAL OF THE HIGH COUNTRY, AND A PORTION OF THE EAST SIDE CENTRAL VALLEY FREEWAY ABOVE CAMANCHE.
15. SPECIAL CONSIDERATION AND CARE SHOULD BE DEVOTED TO THE AESTHETICS, ARCHITECTURE AND VISUAL APPEARANCE OF PROPOSED DEVELOPMENT IN THE FOLLOWING AREAS:
 1. LAND WITHIN SIGHT OF HIGHWAY #94 BETWEEN CENTRAL HOUSE AND SUTTER CREEK.
 2. LAND WITHIN SIGHT OF HIGHWAY #88 BETWEEN PINE GROVE AND THE NATIONAL FOREST.
 3. AREAS WITHIN A HALF-MILE OF VOLCANO, OR THE PROPOSED VOLCANO RESERVOIR.

4. THE LAND WITHIN ONE MILE OF THE SHORE
OF CAMANCHE RESERVOIR
 5. THE AREA WITHIN A MILE OF DAFFODIL HILL
 6. THE SCENIC AREAS ALONG HIGHWAY #49
 7. PRIVATE LANDS WITHIN THE NATIONAL FOREST
 8. NASHVILLE RESERVOIR AREA
 9. HIGHWAY #124 NEAR IRISH HILL RESERVOIR
 10. OTHER AREAS HAVING OUTSTANDING SCENIC OR
HISTORIC INTEREST - UPON REQUEST OF THE
RESIDENTS OR OWNERS.
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16. BILLBOARDS ALONG THE HIGHWAYS WILL BE RESTRICTED
IN SIZE AND NUMBER, PROHIBITED IN SCENIC AREAS
(WHICH INCLUDES MOST RURAL AREAS OF AMADOR COUNTY)
AND CONFINED TO COMMERCIAL OR INDUSTRIAL ZONES.
 17. TRAILERS OR MOBILEHOMES WILL CONTINUE TO BE RES-
TRICTED TO TRAILER PARKS, CAMPGROUNDS, FARMS OR
FOR TEMPORARY USE DURING HOME CONSTRUCTION, AS IT
IS AT PRESENT. THE COUNTY WILL ENCOURAGE THE DE-
VELOPMENT OF NEAT, ORDERLY AND WELL SCREENED MOBILE-
HOME PARKS IN SUITABLE LOCATIONS, SUCH AS CONCESSION-
NAIRE PARCELS IN FUTURE COUNTY OR REGIONAL PARKS; AND
MOBILEHOME PARKS WILL BE ESTABLISHED ONLY AFTER
SPECIFIC ZONING FOLLOWING PUBLIC HEARINGS.
 18. THE COUNTY WILL SEEK TO QUALIFY FOR THE STATE AND
FEDERAL FUNDS ALLOCATED TO THE DEVELOPMENT OF COUNTY
OUTDOOR RECREATION FACILITIES, AND WILL COOPERATE WITH
PRIVATE LANDOWNERS TO INCREASE THE AVAILABILITY OF
RECREATION OPPORTUNITIES FOR RESIDENTS AND VISITORS.
 19. THERE IS ONLY ENOUGH PURCHASING POWER FOR ONE SINGLE
EFFICIENT AND CONVENIENT REGIONAL SHOPPING CENTER OF-
FERING COMPARABLE SALES ITEMS, AND THE FAVORED LOCATION
FOR SUCH A FACILITY IS AT THE MAJOR ROAD INTERSECTIONS
ON THE HILL BETWEEN SUTTER CREEK AND JACKSON.
 20. THE COUNTY WILL ACTIVELY SEEK ECONOMIC USES AND CON-
TINUATION OF PRESENT USES FOR THE MANY THOUSANDS OF
ACRES OF GRASSLANDS. SUCH LANDS WILL BE PROTECTED
FROM RISING TAXES DURING THE TRANSITION PERIOD TO NEW
USES AND EXPERIMENTAL PROJECTS FOR TREE FARMING AND
REFORESTATION, RECREATIONAL USE OR NEW CROP RAISING,
WILL BE SUPPORTED AND ENCOURAGED.
 21. MAJOR DEVELOPMENT PROPOSALS BY PUBLIC AGENCIES
SHOULD BE REFERRED TO THE PLANNING COMMISSION FOR
REVIEW AND REPORT, BEFORE CONSTRUCTION. THE PLAN-
NING COMMISSION MAY CALL UPON PERSONS HAVING SPECIAL
KNOWLEDGE TO ASSIST THEM IN THEIR REVIEW.

22. THE COUNTY, ITS PUBLIC OFFICIALS AND ITS CITIZENS SHOULD APPLY THEIR CAPABILITIES AND RESOURCES TO THE TASK OF PROMOTING AND GUIDING NEW GROWTH INTO ORDERLY, EFFICIENT AND ATTRACTIVE PATTERNS, PRESERVING THE BEST OF THE PAST, AND PROVIDING FULLY, FOR THE NEEDS OF THE FUTURE.

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IMPLEMENTING THE COUNTY PLAN

A plan, of course, is only as good as its influence on day to day decisions. This plan will only have the intended effect of improving County environment, if the whole County is zoned in accordance with it. The recreation development program, which promises much in return for little, depends upon the adoption of a County Recreation Plan so that several hundred thousand dollars of State and Federal monies available to the County, may be put to work.

An immediate start should be made on establishing the Scenic Highways indicated on the General Plan Map, by requesting the Division of Highways to make a survey and report on what additional County regulations and State improvements are required to qualify these roads for official designation.

A Water Agency should be formed that can creatively utilize the County water fund to bring about the best water development to advance the County income and water rights position, such as development of the Volcano dam on Sutter Creek to store Pi-Pi water when it comes into the County.

There should be a citizens committee set up to advise the Planning Commission on how to further the optimum use of County lands and keep the General Plan up to date and current.

And finally, the County should apply for its available grants from the Farm Home Administration, to plan sewer and water facilities County-wide, and pass an Ordinance that all new homes must be connected to collector sewers in areas designated for sewer development.

One of the most significant steps the County could take to improve its appearance and attractiveness to tourists would be, to condition the next grants of funds to the County Chamber of Commerce on the construction of group directional signs at all principal entrances to the County, so that other signs and cluttered billboards can be disallowed henceforth, except in industrial and heavy commercial areas.

Consideration should be given to collecting a land transfer tax recently abandoned by the Federal Government, and applying such revenue to the development of parks and recreation facilities, preservation of historic buildings, matching funds for sewer and water grants and the General Fund, in that order.



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